

April 10, 2020

Town of Rolesville
Planning Department
502 Southtown Circle
Rolesville, NC 27571

**RE: The Point
Preliminary Subdivision Plat 1st Review Comments
Town of Rolesville Project No. PR 20-01
WR Project No. 02180280.10**

Mr. Johnson,

We are writing this letter in response to comments dated February 24, 2020. Each of the comments are repeated below, followed by our response.

PLANNING DEPARTMENT

1. On Sheet 2.0, revise title of "Overall Site Plan" to "Overall Preliminary Plat." Sheets 2.1.1 to 2.1.12 and 2.2.1 and 2.2.2 to remove "Site Plan" to "Preliminary Subdivision Plat." Also, should 2.2.1 and 2.2.2 be number different after 2.1.12 since they are similar detailed preliminary plat for that area?

▶ **RESPONSE: Sheet 2.0 has been revised to have the title "Overall Preliminary Plat" as well as sheets 2.1.1-2.2.2 have been revised to have the title "Preliminary Subdivision Plat". 2.2.1-2.2.2 are numbered differently because it going to be built in phase 14 and is separate from the rest. See sheets 0.0, 2.0, and 2.1.1-2.2.2 for details.**
2. Sheet 2.02, please add more detailed dimension information and minimum lot size that is missing to the Typical Lot Dimensions table located on the left side of the sheet. Also, corner side yard setbacks from a side street on corner lots should be 10 feet more than normal side yard setbacks.

▶ **RESPONSE: Unit numbers, setback dimensions and notes, and lot areas have been added to the Typical Lot Dimension table. See sheet 2.0.2 for details.**
3. On Sheet 2.1.4 located between Jolly Lane and Marvel Drive that is unnamed is noted as "Alley B 34; Private ROW with Public Utility Easement" and Jolly Lane between Jocund Street and Contempo Court is noted as "Alley B 34; Private ROW with Public Utility Easement." Private streets are prohibited and this connection street that breaks the Blocks into two blocks to meet Subdivision standards should be standard public street design with a proposed street name noted.

▶ **RESPONSE: "Alley B" has been updated to be named "Lissome Lane" and is a standard 50' public Right-of-Way road. See sheet 2.1.4 for details.**

4. Sheet 2.1.3 between East Young St and Contempo Court for Marvel Drive has a greenway mulch trail crossing without graphical crosswalk markings of the street. Also, any proposed "mulch trail" should be identified as "private trail."

▶ **RESPONSE:** *Graphical crosswalk pavement markings have been placed between the "private trail" crossing on Marvel Drive. The "mulch trail" label has been updated to say "6' private trail". See sheet 2.1.3 for details.*

5. Sheet 2.1.1 to 2.2.2 is missing proposed approximate dimensions for lot lines for each lot. Please add this information to each lot shown on that sheet.

▶ **RESPONSE:** *Lot dimensions for each lot have been shown. See sheets 2.1.1-2.2.2 for details.*

6. On Sheet 2.1.1 and 2.1.6 please state the number of boxes to be included in the mail kiosk (Cluster Mailbox Units) locations for compliance to Section 9.16.

▶ **RESPONSE:** *Mail box calculation and CBU parking details have been added to site plan. See sheets 2.1.1, 2.1.6, 2.1.8, and 2.1.10 for details.*

7. On Sheet 2.2.4, revise Strips Drive to a collector street with 60' ROW and 35' BOC. Also, state the adjoining property information of ownership and PIN #.

▶ **RESPONSE:** *Stripes Drive has been updated to be a 60' ROW with a 35' BOC and the adjoining property information is now shown. See sheet 2.1.6 for details.*

8. On Sheets 2.1.5, 2.1.6, 2.1.8, to 2.1.12, please gray out the actual proposed buildings for the Townhouse lots since a site plan is not approved per the UDO. Showing the proposed individual lot for preliminary subdivision plat is good but the buildings should be in concept until they are officially approved.

▶ **RESPONSE:** *The Townhouse lots have been grayed back. See sheets 2.1.5, 2.1.6, 2.1.8, and 2.1.12 for details.*

9. Sheet 2.1.11, shown is a TOR greenway easement located on NC Dept of Transportation property, PIN 1798930801. How will you obtain permission for the location and construction of the public greenway easement? Also, add the word "Public" to the 30' TOR greenway Easement on all sheets showing the greenway easement.

▶ **RESPONSE:** *The TOR greenway trail located on PIN 1798930801 is being coordinated with NCDOT on how to move forward with obtaining the permission for the location of the greenway trail. NCDOT has for now allowed for the trail to be shown as such until a conclusion is made.*

In addition, the word "public" has been added to the 30' TOR Greenway Easement. See Sheets 2.1.1, 2.2.2, 2.2.4, 2.1.5, 2.1.8, 2.1.9, 2.1.10, and 2.1.11 for details.

10. On Sheet 6.1, add a pedestrian crosswalk with stop bars crossing E Young St with new street intersection of Quarry Road over to the northern side of existing Quarry Road to existing sidewalks. This will be subject to the encroachment and driveway permit issued by NCDOT.

- ▶ ***RESPONSE: A pedestrian crosswalk with stop bar crossing has been added to E Young St with the new street intersection of Quarry Road over the northern side of existing Quarry Road to the existing sidewalks. An Encroachment and Driveway Permit will be applied for at Construction Drawing stage. See sheet 6.2 for details.***

Sincerely,
WithersRavenel



Alexis Carambot
Engineer III

Included with submission:

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